

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address RICHARD A. MARSHACK, #107291 rmarshack@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: KARL T. ANDERSON, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: IRENE LOPEZ <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 6:20-bk-16365-MH CHAPTER: 7 <div style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</div>

Sale Date: May 12, 2021	Time: 11:00 a.m.
Location: United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 303, 3420 Twelfth Street, Riverside, CA 92501 *Special COVID-19 procedures may apply, and the courtroom may be closed. Please refer to the Court's website for more details.	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** April 28, 2021

Description of property to be sold: Real Property commonly known as 7637 Eastwood Avenue, Rancho Cucamonga, California 91730 - APN: 0208-713-05-0-000, legal description contained in the Sale Motion filed on April 13, 2021, as Dk. No. 39.

Terms and conditions of sale: The terms and conditions of the proposed sale, including the price and all contingencies: The proposed sale is as-is, where-is, and with all faults, subject to overbid.

Proposed sale price: \$540,000

Overbid procedure (if any): Bid price by Buyer is \$540,000 with a \$20,000 deposit.

The proposed terms of sale are subject to overbid, which procedures are described
in greater detail in the Sale Motion filed on April 13, 2021, as Dk. No. 39.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

May 12, 2021 at 11:00 a.m.

United States Bankruptcy Court, Central District of California

Riverside Division

3420 Twelfth Street, Riverside, CA 92501

Courtroom 303

*Special COVID-19 procedures may apply, and the courtroom
may be closed. Please refer to the Court's website for more details.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Richard A. Marshack - rmarshack@marshackhays.com

Tinho Mang - tmang@marshackhays.com

MARSHACK HAYS LLP

870 Roosevelt

Irvine, CA 92620

(949) 333-7777 - Telephone

(949) 333-7778 - Fax

Date: April 13, 2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 870 Roosevelt, Irvine, CA 92620.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **April 13, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On **April 13, 2021**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

DEBTOR

IRENE LOPEZ
7637 EASTWOOD AVE
RANCHO CUCAMONGA, CA
91730

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 13, 2021

Date

Cynthia Bastida

Printed Name

/s/ Cynthia Bastida

Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **TRUSTEE KARL T ANDERSON (TR):** Karl T Anderson (TR) 2edansie@gmail.com, kanderson@ecf.axosfs.com
- **ATTORNEY FOR TRUSTEE KARL T ANDERSON (TR):** Chad V Haes chaes@marshackhays.com, chaes@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com; cmendoza@marshackhays.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE KARL T ANDERSON (TR):** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE KARL T ANDERSON (TR):** Richard A Marshack rmarshack@marshackhays.com, lbuchananmh@ecf.courtdrive.com; rmarshack@ecf.courtdrive.com
- **ATTORNEY FOR DEBTOR IRENE LOPEZ:** Paul V Reza pvr1789@gmail.com, PVRLaw@gmail.com
- **INTERESTED PARTY COURTESY NEF:** Valerie Smith claims@recoverycorp.com
- **U.S. TRUSTEE:** United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- **INTERESTED PARTY COURTESY NEF:** Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

2. **SERVED BY UNITED STATES MAIL:** CONTINUED:

CO-DEBTOR

CLARA LOPEZ
7637 EASTWOOD AVE
RANCHO CUCAMONGA, CA 91730-
2106

CO-DEBTOR

RAFAEL LOPEZ
7637 EASTWOOD AVE
RANCHO CUCAMONGA, CA 91730-
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